



# Town Of Zionsville

## Planning and Economic Development Combined Permit Activity

### July 2014

Total permits issued for the month of July: 81

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#### Permit Activity Breakdown

Commercial Permits	July 2014	July 2013	YTD 2014	YTD 2013	YTD Diff
New	0	1	10	7	3
Interior Remodel	1	4	24	20	4
Addition	1	3	7	10	-3
Sign	3	4	25	17	8
Electric	0	0	6	12	-6
Other	7	14	47	89	-42
Sewer	0	0	1	0	1
<b>Commercial Totals</b>	<b>12</b>	<b>26</b>	<b>120</b>	<b>155</b>	<b>-35</b>
<b>Residential Permits</b>					
Single Family	21	35	121	161	-40
Addition	12	7	67	44	23
Remodel	7	7	57	62	-5
Electric	6	5	24	19	5
Pool/Spa	4	3	21	15	6
Demolition	1	1	12	3	9
Other	16	9	101	21	80
Sewer/Repairs	2	3	12	14	-2
<b>Residential Totals</b>	<b>69</b>	<b>70</b>	<b>415</b>	<b>339</b>	<b>76</b>
<b>Combined Totals</b>	<b>81</b>	<b>96</b>	<b>535</b>	<b>494</b>	<b>41</b>

Building/Site Inspections: 428      Number Of Inspections: 694

Certificates Of Occupancy Issued: 52

Easement Encroachments Authorized: 3      Denied: 0

#### Zoning Code Enforcement Activity

Number of New Zoning Code Investigations: 22

Number of violations that resulted in a violation and/or stop work order: 20

Number of Investigations closed this month: 23

Total number of zoning code violations to date: 192



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Permit #	Permit Month	Permit Day	Construction Cost	ILP Cost	Sewer Cost	Park Impact Fee	Road Impact Fee	Builder	Owner	Type Of Construction	Subdivision	Lot #	Address	Zip Code
13U2014-455	July	1	\$800,000	\$1,609	\$0	\$1,221	\$0	Coronado Custom Homes	Coronado Custom Homes	Res New	The Willows	209	11648 Willow Springs Drive	46077
R2014-456	July	1	\$0	\$75	\$0	\$0	\$0	Mark Goodwin	Mark Goodwin	Res Electric			8665 E 400 South	46077
R2014-457	July	2	\$20,000	\$410	\$0	\$0	\$0	Ernie Perkins	Ernie Perkins	Res Remodel	Blackstone	60	7410 English Court	46077
U2014-458	July	2	\$0	\$25	\$0	\$0	\$0	ARS Rescue Rooter	Alexis Gransee	Res Sewer			620 W Hawthorne	46077
U2014-459	July	2	\$9,956	\$90	\$0	\$0	\$0	Houser Roofing	Roger Burris	Comm Reroof	Village Business Dis	Salty Cowboy	55 E Oak Street	46077
R2014-460	July	3	\$19,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Roger Zanes	Res Reroof	Fox Run	6	10111 Fox Trace	46077
U2014-461	July	3	\$15,750	\$75	\$0	\$0	\$0	Bone-Dry Roofing	David & Jeanne Hamernik	Res Reroof	Colony Woods	240	210 Governors	46077
U2014-462	July	3	\$16,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Bill & MaryKay McDaniel	Res Reroof	Oak Ridge		4858 Willow Ridge	46077
U2014-463	July	3	\$1,765,758	\$2,012	\$4,025	\$1,221	\$861	Riffey Bldrs Inc	Shawn Inman	Res New	Oldfields	16	6628 Belfair Court	46077
R2014-464	July	7	\$54,000	\$532	\$0	\$0	\$0	Angie's Pool & Spa Inc	Matthew & Roxanne	Res Add Pool	Brookhaven	217	2517 Wood Hollow Trail	46077
R2014-465	July	7	\$50,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Shaun Shuler	Res Add			8440 E 200 South	46077
U2014-466	July	7	\$2,500	\$100	\$0	\$0	\$0	Chad & Courtney	Chad & Courtney	Res Other	Cedar Bend	76	9985 Lakewood	46077
U2014-467	July	7	\$4,500	\$410	\$0	\$0	\$0	Davidson Construction	Lloyd Hudson	Res Remodel	Hunters Glen	68	11926 Kelso Drive	46077
R2014-468	July	8	\$320,000	\$1,103	\$0	\$1,221	\$0	Woodstock Custom Homes	Mary Metz	Res New	Stonegate	244	6694 Chapel Crossing	46077
R2014-469	July	9	\$0	\$75	\$0	\$0	\$0	Johnson Electric	Corban Properties	Res Electric	Pine Ridge Mobile Home		9646 Pine Ridge North	46077
R2014-470	July	9	\$0	\$100	\$0	\$0	\$0	Old World Custom Bldr	Jeff & Elizabeth Hopper	Res Demo			6360 W 96th Street	46077
U2014-471	July	9	\$0	\$75	\$0	\$0	\$0	Jason Pfeffer	John Scott	Res Electric			660 Bloor Lane	46077
U2014-472	July	10	\$25,000	\$410	\$0	\$0	\$0	Grande & Grande Inc		Res Remodel	Cobblestone		8952 Windpointe	46077



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R2014-473	July	10	\$3,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing		Res Reroof	Countrywood		1113 Indiana Pipe Lane	46077
R2014-474	July	10	\$9,020	\$75	\$0	\$0	\$0	Bone-Dry Roofing		Res Reroof			690 S US HWY 421	46007
R2014-475	July	10	\$48,000	\$90	\$0	\$0	\$0	Bone-Dry Roofing		Comm Reroof	Wolf Run Golf Course		601 S 900 East	46077
13U2014-476	July	10	\$350,000	\$1,330	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	72	3229 Purple Ash Drive	46077
U2014-477	July	10	\$359,000	\$1,293	\$4,025	\$1,221	\$861	Pulte Homes		Res New	Cobblestone	231	8855 Sugar Cay Court	46077
U2014-478	July	10	\$5,000	\$410	\$0	\$0	\$0	Shaw's Custom Handywork	Brad Davis	Res Remodel	Cobblestone	357	8902 W. Cobblestone	46007
13U2014-479	July	11	\$676,000	\$1,498	\$0	\$1,221	\$0	Gradison Building	Scot Swenberg	Res New	The Willows	217	11635 Willow Springs Drive	46077
13U2014-480	July	11	\$30,000	\$271	\$0	\$0	\$0	Gradison Building	Scot Swenberg	Res Add	The Willows	217	11635 Willow Springs Drive	46077
U2014-481	July	11	\$0	\$25	\$0	\$0	\$0	Benjamin Franklin	Daniel & Michele	Res Sewer Repair			650 Pine Street	46077
R2014-482	July	11	\$4,000	\$410	\$0	\$0	\$0	Simpson Construction	Chad Crowther	Res Add			6746 S 850 East	46077
U2014-483	July	11	\$9,500	\$75	\$0	\$0	\$0	Beeson Construction	Herb Mark	Res Reroof	Colony Woods		1155 Williamsburg	46077
R2014-484	July	11	\$368,000	\$1,210	\$0	\$1,221	\$0	Viewegh and Assoc	Josh & Laura Martin	Res New	Stonegate	212	7651 Carriage	46077
U2014-485	July	14	\$0	\$225	\$0	\$0	\$0	Huston Electric	Zionsville Community	Comm Trailer		High School	1000 Mulberry	46077
U2014-486	July	14	\$16,500	\$75	\$0	\$0	\$0	Elite Roofing	James Marrs	Res Reroof	Colony Woods		220 Royal Oak Court	46077
R2014-487	July	14	\$4,963	\$100	\$0	\$0	\$0	Decks by Design	Robert Jackson	Res Add Deck	Brookhaven	157	2810 W High Grove Circle	46077
R2014-488	July	15	\$3,500	\$75	\$0	\$0	\$0	Barb Construction	Trena Brockway	Res Reroof	Pine Ridge Mobile Home		9611 Pine Ridge South	46077
R2014-489	July	15	\$47,000	\$410	\$0	\$0	\$0	Mitch Young/Young's	Shaun Shuler	Res Remodel			8440 E 200 South	46077
R2014-490	July	15	\$15,000	\$140	\$0	\$0	\$0	SBA Communications	Calin Properties	Comm Cell Tower			10823 E 300 South	46077



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13U2014-491	July	15	\$200,000	\$275	\$0	\$0	\$0	Gardens of Growth	Walter Virkus	Res Add	Willow Ridge	34	11544 Willow Springs Drive	46077
R2014-492	July	16	\$322,000	\$1,321	\$0	\$1,221	\$0	Drees Homes	Drees Homes	Res New	Brookhaven	225	2510 Wood Hollow Trail	46077
U2014-493	July	16	\$34,000	\$410	\$0	\$0	\$0	Booher Building	Robert Twichell	Res Add	Austin Oaks	189	11755 Creekstone	46077
13U2014-494	July	16	\$300,000	\$1,190	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	41	3240 Autumn Ash Drive	46077
13U2014-495	July	16	\$300,000	\$1,168	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	32	3260 Autumn Ash Court	46077
R2014-496	July	16	\$169,000	\$1,319	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	56	7403 English Court	46077
U2014-497	July	17	\$60,000	\$400	\$0	\$0	\$0	EnviroSpace	Zionsville Lions Club	Comm Add	Village Business Dis	Lion's Club	115 South Elm Street	46077
U2014-498	July	17	\$500,000	\$1,466	\$0	\$1,221	\$861	Robin Campbell Builders	Lance & Megan Mills	Res New	Austin Oaks	218	4366 Creekside	46077
U2014-499	July	18	\$2,000	\$100	\$0	\$0	\$0	Jackson Deck & Design	Roland/Claire McGrath	Res Add Deck	Colony Woods	90	1115 Park Place	46077
U2014-500	July	18	\$300,000	\$421	\$0	\$0	\$0	Kidwell Design Group	Bernice Ripberger	Res Add	Thornhill	154	1510 Continental	46077
U2014-501	July	18	\$30,000	\$140	\$0	\$0	\$0	Derrick Decker	Charles Elliott	Comm Other	Village Business Dis	Rosie's Restaurant	10 S Main Street	46077
U2014-502	July	18	\$100,000	\$0	\$0	\$0	\$0	Dillon Construction	Hat World Inc	Comm Other	Creekside Corporate Park	LIDS - Grading	5401 W 106th Street	46077
13U2014-503	July	21	\$144,000	\$100	\$0	\$0	\$0	Vive Exterior Design	Richard Smith	Res Other	The Willows	214	11576 Willow Bend Court	46077
U2014-504	July	22	\$23,000	\$410	\$0	\$0	\$0	CMH Builders	Susan Woolley	Res Remodel	Cobblestone Lakes	338	8752 Heatherstone	46077
R2014-505	July	22	\$25,000	\$75	\$0	\$0	\$0	Bone-Dry Roofing	Brian & Mirella Kearney	Res Reroof	Timberwolf	20	9270 Tundra Drive	46077
R2014-506	July	22	\$0	\$75	\$0	\$0	\$0	Mitch Young/Young's	Gay Maddox	Res Electric			1705 S 825 East	46077
U2014-507	July	22	\$5,000	\$140	\$0	\$0	\$0	Jon Weed	Top Properties	Comm Remodel	Village Business Dis	B Happy Peanut	365 S Main Street	46077
R2014-508	July	22	\$45,000	\$410	\$0	\$0	\$0	Pro Custom Construction	Mike Henry	Res Add			9144 Hunt Club Road	46077



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R2014-509	July	22	\$254,036	\$1,232	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	50	7484 Independence	46077
U2014-510	July	22	\$267,582	\$1,063	\$0	\$1,221	\$861	M/I Homes	M/I Homes	Res New	Sanctuary	4	11864 Avendon	46077
U2014-511	July	22	\$278,000	\$1,062	\$0	\$1,221	\$861	M/I Homes	M/I Homes	Res New	Sanctuary	25	11887 Avedon Drive	46077
U2014-512	July	23	\$5,000	\$100	\$0	\$0	\$0	Michael Heck	Michael Heck	Res Other			322 S 9th Street	46077
U2014-513	July	23	\$35,795	\$490	\$0	\$0	\$0	Fox Pools of Indianapolis	Andy Belser	Res Add Pool	Clifden Pond	21	35 Monahan Road	46077
R2014-514	July	23	\$289,743	\$1,371	\$0	\$1,221	\$0	Wedgewood Building Co	Wedgewood Building Co	Res New	The Willows	239	11512 Golden	46077
R2014-515	July	23	\$417,000	\$1,487	\$4,025	\$1,221	\$0	Schafer Builders	John Keller	Res New			6155 S 950 East	46077
R2014-516	July	24	\$35,000	\$75	\$0	\$0	\$0	Cochran Exteriors	Richard Richey	Res Reroof	Timberwolf		9231 Tundra Drive	46077
U2014-517	July	24	\$8,000	\$75	\$0	\$0	\$0	Cochran Exteriors	John Minnich	Res Reroof			50 N 6th Street	46077
13U2014-518	July	24	\$300,000	\$1,229	\$0	\$1,221	\$0	Ryan Homes	Ryan Homes	Res New	Willow Glen	44	3230 Autumn Ash Drive	46077
U2014-519	July	25	\$10,535	\$75	\$0	\$0	\$0	ABC Roofing	Charles & Gloria Labolt	Res Reroof	Irongate		55 Village Court	46077
U2014-520	July	25	\$285,695	\$1,430	\$8,090	\$1,221	\$861	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	210	9183 Keystone	46077
U2014-521	July	28	\$2,000,000	\$1,871	\$4,025	\$1,221	\$861	Christopher Scott Homes	Robert & Mary Sylvia Coma	Res New	Lost Run Farms	21	21 Lost Run Trail	46077
U2014-522	July	28	\$0	\$75	\$0	\$0	\$0	Ashpaugh Electric	Scott Daugherty	Res Electric	Sugarbush		647 Morning Side Court	46077
U2014-523	July	28	\$0	\$70	\$0	\$0	\$0	Mike Chapel	Mike Chapel	Comm Sign		State Farm	130 W Hawthorne	46077
U2014-524	July	28	\$26,000	\$410	\$0	\$0	\$0	Patrick Dickman	Janet Blank	Res Remodel	Cobblestone Lakes	383	8883 W Cobblestone	46077
U2014-525	July	29	\$0	\$140	\$0	\$0	\$0	John Spurgeon	Zionsville Fire House Real	Comm Other		Zionsville Lighting	85 E. Cedar Street	46077
R2014-526	July	31	\$35,000	\$366	\$0	\$0	\$0	Old World Custom Builders	Jeff & Elizabeth Hopper	Res Add			6360 W 96th Street	46077



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R2014-527	July	30	\$10,070	\$75	\$0	\$0	\$0	ABC Roofing	John Bagley	Res Reroof	Enclave		6836 Windemere	46077
U2014-528	July	30	\$10,000	\$200	\$0	\$0	\$0	Estridge Group	Michael & Jennifer Case	Res Add Deck	Preserve Spring Knoll	207	4292 Sedge Court	46077
R2014-529	July	30	\$160,000	\$1,271	\$0	\$1,221	\$861	Ryland Homes	Ryland Homes	Res New	Blackstone	20	7507 Independence	46077
U2014-530	July	31	\$70,000	\$461	\$0	\$0	\$0	Terry Pool Company	Jamie & Janice VanGorder	Res Add Pool	Preserve Spring Knoll	351	4219 Honeysuckle	46077
U2014-531	July	31	\$0	\$75	\$0	\$0	\$0	Rickel Electric		Res Electric			665 Terrace Drive	46077
13U2014-532	July	31	\$50,000	\$420	\$0	\$0	\$0	Wetscapes	Richard Smith	Res Add Pool	The Willows	214	11576 Willow Bend Court	46077
U2014-533	July	31	\$1,200	\$52	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zio	Sub 16 - Sign	640 S Main Street	46077
U2014-534	July	31	\$900	\$134	\$0	\$0	\$0	A Sign By Design	Harris FLP	Comm Sign	South Village of Zio	Bites Coffee/Dessert	640 S Main Street	46077
U2014-535	July	31	\$6,000	\$100	\$0	\$0	\$0	John Grimme	Jim Fennell	Res Add Deck	Sanctuary	56	11911 Avedon Way	46077



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## Planning and Economic Development C of O Detail

July 2014

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Permit #	Builder	Owner	Type Of Construction	Subdivision	Lot#	Address	Zip Code	C of O Approved
U2013-313	Mattcon General Construction Inc	David Brumagin	New Res	Cedar Bend	30	10410 Wildwood Drive	46077	2014/07/09
U2013-341	Bedrock Builders	Baptist Homes of Indiana	New Res 2 Family	Hoosier Village	12	5540/5530 Spindle Tree Road	46077	2014/07/09
U2013-344	Bedrock Builders	Baptist Homes of Indiana	New Res 2 Family	Hoosier Village	14	5580/5570 Spindle Tree Road	46077	2014/07/09
U2013-345	Bedrock Builders	Baptist Homes of Indiana	New Res 2 Family	Hoosier Village	13	5560/5550 Spindle Tree Road	46077	2014/07/09
U2013-346	Bedrock Builders	Baptist Homes of Indiana	New Res 2 Family	Hoosier Village	15	5598/5588 Spindle Tree Road	46077	2014/07/09
R2013-400	Homes by McKenzie	Homes by McKensie	New Res	Stonegate	231	7621 Bishops Green	46077	2014/07/29
R2013-570	Kai Yu	Kai Yu	New Res	Stonegate	248	7633 Beekman Terrace	46077	2014/07/17
R2013-595	Goldenleaf Homes	Goldenleaf Homes	New Res	Stonegate	287	6748 Regents Park Drive	46077	2014/07/11
U2013-609	Diamond Engineering	Scannell Properties	Comm Assc Structure		Fedex Tanks & Canopy	10301 Bennett Parkway	46077	2014/07/31
R2013-662	Morton Buildings	Mark Goodwin	Res Add			8665 E 400 South	46077	2014/07/07
R2013-686	Freeman Custom Homes	Jim Deshields	New Res	Stonegate	222	6746 Chapel Crossing	46077	2014/07/03
R2013-748	Viewegh and Assoc	Don Robinson-Gay	New Res	Stonegate	218	6754 Chapel Crossing	46077	2014/07/21
U2013-760	Gary Henry Homes	Mike Howenstien	Res Add	Coventry Ridge	118	11297 Clarkston Road	46077	2014/07/02
R2013-777	Ryland Homes	Ryland Homes	New Res	Blackstone	27	6502 Concord Drive	46077	2014/07/18
U2013-814	Woodstock Custom Homes	Edward Schmidt	New Res			300 S. 9th Street	46077	2014/07/21
R2013-833	Ryland Homes	Ryland Homes	New Res	Blackstone	52	7460 Independence Drive	46077	2014/07/14



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U2013-839	M/I Homes	M/I Homes	New Res	The Sanctuary	65	11805 Avedon Way	46077	2014/07/15
13U2014-14	Ryland	Ryland	Res New	The Willows	49	3248 Willow Bend Trail	46077	2014/07/08
R2014-28	Kai Yu	Kai Yu	Res New	Stonegate	153	7626 Windsor Drive	46077	2014/07/28
R2014-37	Drees Homes	Drees Homes	Res New	Brookhaven	150	2809 W. High Grove Circle	46077	2014/07/01
R2014-41	Drees Homes	Drees Homes	Res New	Brookhaven	233	11527 Wood Hollow Trail	46077	2014/07/21
U2014-57	David Weekley Homes	David Weekley Homes	Res New	Rock Bridge	188	3690 Old Quarry Drive	46077	2014/07/09
13U2014-63	Ryan Homes	Ryan Homes	Res New	Willow Glen	26	3259 Autumn Ash Court	46077	2014/07/22
R2014-94	Ryland Homes	Ryland Homes	Res New	Blackstone	49	7496 Independence Drive	46077	2014/07/29
R2014-102	Ryland Homes	Ryland Homes	Res New	Blackstone	34	6388 Concord Drive	46077	2014/07/17
U2014-115	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	290	8785 Wood Duck Court	46077	2014/07/16
U2014-133	Heartland Solutions	Vasey Enterprises	Comm New		Cell Tower Building Structure	10818 DeAndrea Drive	46077	2014/07/24
U2014-142	MI Homes	MI Homes	Res New	The Sanctuary	67	12000 Avedon Way	46077	2014/07/25
U2014-144	Crew 2	Martine Ouellette	Res Other	Thornhill	187	1421 Shadow Court	46077	2014/07/08
U2014-147	Robert Harris	Robert Harris	Res Add Deck	Brittany Chase	95	4340 Brittany Drive	46077	2014/07/18
U2014-151	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	204	8882 Windpointe Pass	46077	2014/07/31
U2014-152	Pulte Homes	Pulte Homes	Res New	Cobblestone Lakes	217	8752 Windpointe Pass	46077	2014/07/30



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R2014-182	The Pool Shop	Todd & Gretchen Nolte	Res Add Pool	Brookhaven	141	2791 W. High Grove Circle	46077	2014/07/03
13U2014-221	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology	Lewellyn Technology	6210 Technology Center Drive	46278	2014/07/14
U2014-251	David Regnier	David Regnier	Res Add	Village		185 S 6th Street	46077	2014/07/10
13U2014-257	Browning Construction	TCD Associates	Comm Remodel	Northwest Technology	Prosolia	6500 Technology Center Drive	46278	2014/07/14
13U2014-259	CMH Builders	Bill Smith	Res Remodel	Bridlewood	8	11140 Bridlewood Trail	46077	2014/07/24
R2014-264	Thomas Pearson Inc	Martin & Laralee Weaver	Res Add	Brookhaven		2806 Newbury Court	46077	2014/07/25
U2014-280	Burkhard Construction	CK Price Properties	Comm Remodel	Village Business Dis	Potpourri - suite 114 2nd floor	114 N Main Street	46077	2014/07/16
U2014-324	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		1365 Robert Drive	46077	2014/07/18
U2014-331	Buckingham Construction	Buckingham Companies	Comm Other	Quail Run		144 Kevin Court	46077	2014/07/08
U2014-350	William Gordon Companies	Ron Wessel	Comm Remodel	Village Business Dis	Wessel Building Facade Grant	260 S 1st Street	46077	2014/07/21
R2014-372	John Border	Jim Wagoner	Res Add			7626 W Oak Street	46077	2014/07/21
R2014-374	Crew 2	Jerry Fritts	Res Remodel	Hunt Country Preserv		7880 Hunt Country Place	46077	2014/07/28
U2014-392	T&T Remodelation	HRG Zionsville	Comm Remodel		El Toro Bravo	1576 W Oak Street	46077	2014/07/23
U2014-401	Abrams Group	Doug Gallagher	Res Other	Rockbridge	59	9226 Stonington Place	46077	2014/07/15
R2014-423	Master's Mark Builders	Stephen Schott	Res Add	Blackstone	11	7583 Blackstone Drive	46077	2014/07/11
R2014-449	Bone-Dry Roofing	Tim & Jami Bakker	Res Reroof			3501 S 875 West	46077	2014/07/02



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U2014-466	Chad & Courtney Buckles	Chad & Courtney Buckles	Res Other	Cedar Bend	76	9985 Lakewood Circle	46077	2014/07/15
U2014-467	Davidson Construction	Loyd Hudson	Res Remodel	Hunters Glen	68	11926 Kelso Drive	46077	2014/07/29
U2014-478	Shaw's Custom Handywork	Brad Davis	Res Remodel	Cobblestone	357	8902 W. Cobblestone Drive	46007	2014/07/18
R2014-482	Simpson Construction	Chad Crowther	Res Add			6746 S 850 East	46077	2014/07/31



# Town Of Zionsville

## Planning and Economic Development Permit Activity

Year: 2014

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### Activity Report

	Commercial/Industrial						Residential									Sewer Reporting		Summary Of Field Activity			
	New Building	Add	Remodel	Sign	Elec	Other	New Home	Add	Remodel	Electric	Pool	Demolition	Other	New Res Sewer Or Repair Permits	New Comm Sewer Or Repair	Total New Permits	New Comm Sewer (Informational Reporting Only)	New Home Res Sewer (Informational Reporting Only)	Building Inspects Site Visits	Number Of Inspections Per Site Visit	C of O
January	1	0	1	2	1	0	10	3	6	2	1	2	2	1	0	32	0	4	251	416	50
February	0	1	4	5	0	3	9	2	5	0	0	2	2	1	0	34	0	2	214	369	8
March	1	1	4	2	1	5	16	9	12	4	3	2	6	5	0	71	1	2	332	567	15
April	0	1	3	5	1	5	25	14	6	4	3	0	26	2	0	95	1	8	389	619	43
May	1	1	7	4	3	16	22	18	8	3	3	1	25	1	1	114	2	4	426	635	73
June	7	2	4	4	0	11	18	9	13	5	7	4	24	0	0	108	1	5	380	631	57
July	0	1	1	3	0	7	21	12	7	6	4	1	16	2	0	81	0	5	428	694	52
August																					
September																					
October																					
November																					
December																					
Totals	10	7	24	25	6	47	121	67	57	24	21	12	101	12	1	535	5	30	2420	3931	298



# Town Of Zionsville

## Planning and Economic Development Comprehensive Status

### Year: 2014

#### Status Report

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Residential Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home Residential ILP Fees	\$13,246	\$12,386	\$21,417	\$34,605	\$28,880	\$25,310	\$28,535						\$164,379
All Other Residential ILP Fees	\$3,618	\$2,640	\$9,625	\$10,451	\$13,002	\$15,563	\$10,121						\$65,020
Residential Inspection Fees (Fees Due)	\$2,950	\$2,525	\$3,925	\$3,900	\$4,700	\$3,200	\$5,175						\$26,375
New Home Residential Road Impact Fees	\$4,305	\$1,722	\$6,888	\$10,332	\$8,610	\$3,444	\$8,610						\$43,911
New Home Residential Park Impact Fees	\$12,210	\$9,768	\$19,536	\$29,304	\$26,862	\$21,978	\$25,641						\$145,299
Sanitary Sewer Fees	\$20,160	\$12,090	\$8,050	\$44,345	\$16,100	\$24,185	\$24,190						\$149,120
Total Residential ILP, Inspection, Impact, Sewer	\$45,479	\$34,566	\$65,516	\$116,892	\$93,454	\$86,420	\$93,032						\$535,359
New Commercial Start ILP Fees	\$283	\$0	\$515	\$0	\$0	\$24,826	\$0						\$25,624
All Other Commercial ILPs	\$851	\$3,984	\$7,342	\$4,099	\$10,028	\$10,117	\$1,621						\$38,042
Commercial Inspection Fees(Fees due)	\$950	\$275	\$875	\$675	\$600	\$1,500	\$225						\$5,100
Commercial Road Impact Fees	\$0	\$0	\$0	\$0	\$0	\$83,070	\$0						\$83,070
Commercial Sanitary Sewer Fees	\$0	\$0	\$8,025	\$10,000	\$8,050	\$66,025	\$0						\$92,100
Total Commercial ILP, Inspection Impact Sewer	\$1,134	\$3,984	\$15,882	\$14,099	\$18,078	\$303,994	\$1,621						\$358,792
Combined Residential and Commercial Sewer	\$20,160	\$12,090	\$16,075	\$54,345	\$24,150	\$90,210	\$24,190						\$241,220
Combined Residential and Commercial Impact	\$16,515	\$11,490	\$26,424	\$39,636	\$35,472	\$228,448	\$34,251						\$392,236
Combined Residential and Commercial ILP, Impact, Inspection and Sewer Fees	\$54,673	\$42,590	\$81,398	\$143,136	\$111,532	\$394,474	\$98,718						\$926,521
Petition Filing Fees	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						\$1,730							\$1,730
Secondary Plat Approval							\$800						\$800
Minor Plat Approval													
Zone Map Amendment													
Subdivision Waiver													
Development Plan	\$2,760		\$600				\$11,672						\$15,032
Development Plan Amendment				\$1,100			\$610						\$1,710
Ordinance Amendment													
Board of Zoning Appeals													
Variance of Use		\$2,000											\$2,000
Variance of Dev Standards	\$900	\$300			\$300	\$350	\$900						\$2,750
Special Exception													
TOTAL FILING FEES Plan Commission and	\$3,660	\$2,300	\$600	\$1,100	\$300	\$14,362	\$1,700						\$24,022
Permit Overview	January	February	March	April	May	June	July	August	September	October	November	December	YTD
New Home ILP	10	9	16	25	22	18	21						121
All Other Residential ILP	17	12	41	55	59	62	48						294
New Commercial Start ILP	1		1		1	7							10
All Other Commercial ILP	4	13	13	15	32	21	12						110
Total Permit Per Month	32	34	71	95	114	108	81						535
Petition Filing Quantities	January	February	March	April	May	June	July	August	September	October	November	December	YTD
Plan Commission													
Primary Plat Approval						<sup>1</sup> Hidden Pines							
Secondary Plat Approval							<sup>2</sup> Stonegate Section Stonegate Section						
Minor Plat Approval													
Zone Map Amendment													
Subdivision Waiver													
Development Plan	<sup>2</sup> Hat World - Lids S. Jenkins-Salty C		<sup>1</sup> Leading Age			<sup>1</sup> Hidden Pines							
Development Plan Amendment			<sup>1</sup> Top Properties, LL	<sup>2</sup> Northpark Communit Hoosier Village		<sup>1</sup> Manchester Square							
Ordinance Amendment													
Comprehensive Plan Amendment													
Board of Zoning Appeals													
Variance of Use		<sup>2</sup> R. Keeker Kevin and Laura C											
Variance of Dev Standards	<sup>2</sup> S. Jenkins-Salty C Watts WNA LLC	<sup>1</sup> R. Gummere			<sup>1</sup> J. Smith	<sup>1</sup> Pulte Homes	See Files						
Special Exception													
TOTAL FILINGS Plan Commission and BZA	4	3	2	2	1	5	5						22
Collected Violation Fees: Duplicate Permits, Amendments Proceeding fees	\$1,025	\$658	\$6,181	\$2,590	\$1,805	\$2,040	\$1,180						\$15,479
TOTAL REVENUE (ILPs, Inspections, Petition Filing Fees, Violations)	\$29,218	\$26,410	\$44,899	\$55,930	\$57,810	\$109,240	\$49,077						\$372,584
TOTAL REVENUE (ILPs, Inspections, PIF, RIF, Sewer, Petition Filing Fees, Violations)	\$65,893	\$49,990	\$87,398	\$149,911	\$117,432	\$427,898	\$107,518						\$1,006,040

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2014

### *Planning*

#### **Intake**

- The Department issued 78 building permits and conducted 694 inspections (as detailed in the attached pages)
- The Department issued 3 sign permits (as detailed in the attached pages)

#### **Meetings**

- Attended the Town Council's monthly regular meeting and agenda setting meeting
- Attended the Board of Zoning Appeals monthly meeting
- Attended weekly Town Department Head meetings as well as weekly Planning Department staff meetings
- Attended an Executive Session meeting of the Plan Commission
- Attended the Regional Planning Professionals quarterly meeting
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Indianapolis Business Journal, Indianapolis Star, and Zionsville Sentinel Times
- Met with various parties to discuss various development & redevelopment opportunities within the Town
- Met with applicants regarding future Plan Commission meetings
- Met with Department staff regarding mid-year 2014 goals
- Met with interested parties regarding redevelopment opportunities within the Town of Zionsville
- Met with members of WTH to review concepts related to Phase 2 enhancements to departments permit tracking software
- Met with members of Lids / Hat World development team related to permitting and site disturbance activities
- Met with representatives of ZCS regarding upcoming projects
- Met with interested parties regarding zoning and land use within south east quadrant of Town
- Met with interested parties regarding the development of Hampshire Subdivision
- Met with various interested parties regarding easement management in various places within the Town
- Met with Nick Churchill and Ross Chapin to discuss residential development concepts
- Attended various building inspection appointments

#### **Reporting**

- Prepared one staff report for the July Board of Zoning Appeals meeting
- Prepared one staff report for the July Plan Commission meeting

#### **Communications**

- Conducted various communications with applicants for the August Board of Zoning Appeals meeting (agenda attached)
- Conducted various communications with applicants for the August Plan Commission meeting (agenda attached)
- Conducted communications regarding the Town's ADA Transitional Plan
- Conducted communications with both the applicant and the property owner regarding Harris FLP C Shoppe architecture
- Conducted communications with various town representatives involved with the ongoing Wal-Mart litigation
- Conducted intake, processing, and disposition of Developers/Contractors/Residents' concerns in a timely manner
- Conducted communications with various project representatives related to status of current projects
- Conducted communications with the ATF regarding fire arms licensing requirements (sales facilities)

#### **Projects / Education / Training**

- The Department provided staff support to the Town Council, Board of Zoning Appeals, Plan Commission, and Safety Board
- Reviewed FEMA Community Acknowledgement requests
- Reviewed information pertaining to 2015 town budget preparation
- Assigned addresses to new properties
- Prepared zoning certification letters as requested by interested parties
- Reviewed capacity and projections related to department as well as town goals and objectives
- Participated in the kick-off of the ADA Self- evaluation
- Reviewed the Fed Ex site improvements for compliance with Plan Commission approval (preparation for close-out)
- Conducted various sign removal efforts (signs located in the right-of-way)
- Reviewed and processed claims associated with vendors providing services related to planning/building/zoning services
- Reviewed updates to the Town Zoning Map (formulation of updated zoning district identifiers)
- Staff members Faucett and Koenig participated in CPR training hosted by ZFD (Town Hall)
- Building Inspector Lathrop attended an ADA Accessibility Class (8 hours)

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2014

### *Economic Development*

#### **Meetings**

- Participated in various internal meetings regarding the development within Creekside
- Met with Luke Phenicie to review 2014 and 2015 RDC budget requirements
- Participated in various meetings regarding Town Public Works projects in the TIF District
- Met with individuals regarding redevelopment opportunities in the TIF district
- Met with Town financial advisors to review 2014 RDC reporting requirements
- Participated in a teleconference regarding the Downtown Marketing & Parking Study (presentation to the Plan Commission)
- Participated in the July 22, 2014 meetings of the Zionsville Architectural Review Committee
- Participated in the July 24, 2014 meeting of the Creekside Committee
- Attended the July 28, 2014 meeting of the Redevelopment Commission

#### **Reporting**

- Prepared the monthly TIF project update report
- Prepared the June 23, 2014 RDC regular meeting memorandum

#### **Communications**

- Conducted communications regarding development of Creekside
- Conducted communications regarding both the regular meeting and committee meetings associated with the RDC
- Conducted communications regarding activities of the Economic Development Commission
- Met/spoke with reporters from the following publications at various times regarding ongoing projects within the Town of Zionsville: Zionsville Sentinel Times
- Conducted communications regarding potential incentives related to projects proposed in the Town's TIF district
- Conducted communications with interested parties regarding potential RDC incentives
- Conducted communications with Summit Realty regarding the Lids / Hat World planned and facilitated ground breaking
- Conducted communications regarding the signalization of Zionsville Road and 106<sup>th</sup> Street
- Conducted communications regarding property tax obligations regarding Creekside (as former Dow Chemical)
- Conducted communications with Town and Lids / Hat World representatives regarding the real estate closing
- Conducted communications with interested parties regarding the installation of an Emergency Warning Siren within Ripberger Business Park (an established platted subdivision)
- Conducted communications regarding the Creekside material stockpile along 106<sup>th</sup> Street
- Conducted communications related to preparing to close out the 106<sup>th</sup> Street Sewer/Water project
- Conducted communications with interested parties regarding Town incentives within Ripberger Business Park
- Conducted communications with interested parties regarding the status of the Town's Downtown Marketing & Parking Study
- Conducted communications regarding BLN Supplemental Number 1 (related to Creekside)

#### **Projects /Training**

- The Department provided staff support to the Town Council, Redevelopment Commission, Economic Development Commission, and the Zionsville Architectural Review Committee
- Conducted a detailed analysis of Town incentives and associated impacts
- Conducted a detailed analysis of contemplated changes to approved plans associated with Lids / Hat World
- Continued with project coordination activities associated with Creekside
- Reviewed the Downtown Marketing & Parking Study draft summary prepared by the Consultant
- Reviewed documents associated with the acquisition and disposition of land owned by ZCS
- Prepared the certification and ordinance associated with the Downtown Marketing & Parking Study
- Reviewed and processed claims associated with vendors providing services related to RDC activities
- Attended the July meeting of the 2014-2015 Indiana Certified Public Manager's program

## DEPARTMENT OF PLANNING & ECONOMIC DEVELOPMENT-SUMMARY-JULY 2014

### *Current Project Specific Ongoing Matters - Department Wide (Consultant)*

Software upgrade for permit tracking (WTH)  
Hardware considerations related to field data entry (internal)  
HEA 1301 July 1, 2014 implementation (internal)  
2015 Town budget preparation (internal)  
Perry Township Consolidation (internal)  
ADA Transition Plan (VS Engineering)  
Downtown Marketing Study & Parking Analysis (TADI/ BDI)  
Wayfinding signage (TADI/internal)  
106<sup>th</sup> Street Water/ Sewer Extension (BLN)  
106<sup>th</sup> Street Right of Way Improvements (BLN)  
Creekside Corporate Park @ Zionsville development (HWC)  
Creekside Corporate Park @ Zionsville tenancy (Rockland)  
Zoning Ordinance maintenance (internal)  
Lids /Hat World transaction (Wallace Somers Haas)  
Walmart litigation (Beckman Lawson / Drake Law)  
Flood plain project review-various sites in Town (BLN)  
Incentive impact tracking (internal)  
Unsafe Buildings – board up / seal 590 North US 421 completed (ongoing internal monitoring)  
Road Impact Fee calculations (A&F)  
June Launch - Stormwater Department review process  
October Launch - 2014 Road Impact Fee



**MEETING NOTICE AND AGENDA - ZIONSVILLE BOARD OF ZONING APPEALS – August 12, 2014**

The Regular meeting of the Zionsville Board of Zoning Appeals is scheduled for August 12, 2014 at 6:30 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of July 8, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business

Docket Number	Name	Address of Project	Item to be Considered:
2014-07-DSV	Pulte Homes	3653 South US 421	<p>Petition for Development Standards variance to establish a standard 20 ft front yard setback, and relief from the required 3:1 lot width to depth ratio for lot 92, which is located within a proposed 146 lot Subdivision in the (R2) Rural Residential Zoning District, and the Rural 421 Overlay District.</p> <p><b>Continuance from the July 8, 2014 Board of Zoning Appeals Meeting was requested by Counsel for the Willow Ridge Property Owners’ Association and approved by the Board of Zoning Appeals.</b></p>

VI. New Business

2014-08-DSV	S. Scott	780 Laurel Ave	Petition for Development Standards Variance for an increase of lot coverage of 4.6%, above the allowable 35% for existing accessory structures in the (RV), Residential Village Zoning District.
2014-09-DSV	D. Porzel	580 W Cedar Street	Petition for Development Standards Variance to permit a reduction of the Fifteen (15) ft. aggregate side setback back requirement in the (RV) Residential Village Zoning District
2014-10-DSV	M. Stack	7481 E. 200 South	Petition for Development Standards Variance in order to allow Accessory Structure square footage, in excess of the primary structure square footage, in the (AG) Agricultural Zoning District.

**Other Matters to be considered:**

None at this time

Respectfully Submitted:

Wayne DeLong, AICP Town of Zionsville

Director of Planning & Economic Development

July 18, 2014



## MEETING NOTICE AND AGENDA ZIONSVILLE PLAN COMMISSION – August 18, 2014

A meeting of the Zionsville Plan Commission is scheduled for Monday August 18, 2014 at 7:00 p.m. in the Beverly Harves Meeting Room at Zionsville Town Hall, 1100 West Oak Street.

The following items are scheduled for consideration:

- I. Pledge of Allegiance
- II. Attendance
- III. Approval of July 21, 2014 Meeting Minutes
- IV. Continuance Requests
- V. Continued Business
- VI. New Business

Docket Number	Name	Address of Project	Item to be Considered
2014-07-PP	Hidden Pines	3653 South US 421	Petition for Primary Plat approval in order to subdivide 110.74 acres into 146 lots, in the (R2), Low Density Single Family and Two-Family Residential Zoning District, and the Rural 421 Overlay District. <b>Continued from the July 21, 2014 Plan Commission Meeting.</b>
2014-08-DP	Hidden Pines	3653 South US 421	Petition for Development Plan Approval to develop 146 Single Family lots in the (R2), Low Density Single Family and Two-Family Residential Zoning District, and the Rural 421 Overlay District. <b>Continued from the July 21, 2014 Plan Commission Meeting.</b>
2014-13-DPA	Lids Properties, LLC	5401 W 106 <sup>th</sup> Street	Petition for Development Plan Modification Approval in order to allow for: Owner contemplated design changes to the North, South, West, and East building elevation related to architectural design, including, but not limited to: color, size, and/or texture of exterior finishes and materials; precast concrete panel locations; window and door locations; and inclusion of and/or deletion of certain canopies (conceptual building elevations, finishes and materials all previously approved on February 17, 2014).

VII. Other matters to be considered:

None at this time

Respectfully Submitted:  
Wayne DeLong, AICP  
Director of Planning and Economic Development  
Town of Zionsville

August 1, 2014